



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-073: To authorize the special use of the property known as 1117 West Franklin Street for the purpose of an expansion of an existing institutional use, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: April 3, 2017

PETITIONER

Johannas Design Group for Congregation Beth Ahabah

LOCATION

1117 West Franklin Street

PURPOSE

To authorize the special use of the property known as 1117 West Franklin Street for the purpose of an expansion of an existing institutional use, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 40,382.79 SF or 0.927 acre parcel of land improved with a five (5) building institution. All are a part of the Fan District neighborhood, the West Franklin Street City Old and Historic District, and Near West Planning District.

The City of Richmond's current Master Plan designates the subject property for Single-Family (Medium Density) Residential land use. Primary uses for this category "...are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre." (p. 133) The plan describes additional appropriate uses for this category such as public facilities, parks, and places of worship. The current Zoning District for the property is R-6 Residential (Single-Family Attached). All adjacent properties are located within the same R-6 Residential District.

The proposed expansion of the existing institutional use would not meet the lot coverage or height requirements of the underlying R 6 zoning district. A special use permit is therefore required

Staff finds that the proposed special use would be an appropriate addition to the city old & historic district, as approved by the Commission of Architectural Review, and would not exceed the height of surrounding structures.

Staff finds that with the ordinance conditions, the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit.

FINDINGS OF FACT

Site Description

The subject property consists of a 0.927 acre parcel improved with a five (5) building institution (Congregation Beth Ahabah).

Proposed Use of the Property

Expansion of the existing institutional use, including renovation of the religious institution's education building, and closure of a drive aisle and curb cut along West Franklin Street.

Master Plan

The City of Richmond's current Master Plan designates the subject property for Single-Family (Medium Density) Residential land use. Primary uses for this category "...are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre." (p.133) The plan describes additional appropriate uses for this category such as public facilities, parks, and places of worship.

Zoning & Ordinance Conditions

The current Zoning District for the property is R-6 Residential (Single-Family Attached).

Additional conditions will be imposed by the special use permit ordinance, including height limitations, adherence to the guidelines pertinent to the West Franklin Street City Old & Historic District, and use of brick and granite to close the drive aisle and curb cut along West Franklin Street.

Surrounding Area

All adjacent properties are located within the same R-6 Residential (Single-Family Attached) District as the subject property.

A mix of institutional, commercial, mixed-use, and single-, two- and multi-family land uses are present in the vicinity.

Neighborhood Participation

Staff notified the Fan District Association of the application. No letters of support or opposition have been received.

Staff Contact: Jonathan Brown, Senior Planner, 804-646-5734